

# West Virginia Division of Corrections



**Requisition #COR61447**  
**Work Release / Training Centers**  
*February 2, 2010*

RECEIVED

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PURCHASING DIVISION  
STATE OF WV

# EXECUTIVE SUMMARY

Enclosed is our complete Expression of Interest for architectural and engineering services for the four Work Release/Training Centers located strategically throughout West Virginia; involving either renovation or all new construction. Here is an overview of what McKinley & Associates brings to the West Virginia Division of Corrections:

## RFP Highlights:

- We listen to you
- We have both North (Wheeling and Washington, PA) offices and a South (Charleston) office
- We design over \$100 million in construction cost per year in West Virginia
- Our firm has 3 Recognized Educational Facility Planners (REFP) designated by the Council of Educational Facilities Planners International (CEFPI)
- All MEP Engineering will be designed "In-House"
- Our 4 LEED Accredited Professionals can incorporate "Green" attributes into your projects
- We manage your projects from start to finish
- Recognition of cost effective design within the past 4 years in West Virginia:
  1. Chapmanville Regional High School (Logan County, WV) - \$158.41/SF
  2. Hilltop Elementary School (Marshall County, WV) - \$167/SF

First and foremost we can state that our staff of 40+ professionals will devote whatever time is necessary to provide the West Virginia Division of Corrections with a successful project. With over 15 registered professional architects and engineers we have the ability to make difficult schedules work.

The most important element of the entire process becomes communication from you to our designers. We use and welcome your input throughout the project. We continually achieve success in projects by maintaining time and cost management, quality control and excellent communication amongst the client and contractors.

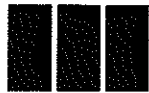
Our Quality Assurance Program starts with a peer review where a registered professional not involved in the design becomes reviewer of the project before going to bid. Additionally, at our regularly scheduled project meetings the entire design team is constantly reviewing the process.

The firm uses a number of different cost estimating procedures depending on the type and size of project. Our ability to design within budget is shown in the following, which represent some of our recently bid projects:

<u>PROJECT</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Wood Co. - Williamstown HS	\$11,635,000	\$11,253,000	-3.39%
Ohio Co. Schools	\$2,800,000	\$2,675,000	-4.67%
Weirton State Building	\$4,291,000	\$4,083,000	-5.09%
Hancock Co. Schools	\$11,000,000	\$11,260,000	+2.36%
WV Northern Annex	\$7,900,000	\$6,850,000	-15.33%
WV Northern Phase II	\$1,200,000	\$1,194,000	-0.50%
Wheeling YMCA	\$2,200,000	\$2,100,000	-4.76%
Maxwell Centre	\$1,800,000	\$1,734,000	-3.81%
WVU Colson Hall	\$5,400,000	\$5,500,000	+1.85%
Central Elementary	\$3,037,000	\$3,017,000	-0.66%
John Marshall Fieldhouse	\$3,755,000	\$3,518,000	-6.73%



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



# McKINLEY & ASSOCIATES

ARCHITECTS • ENGINEERS • INTERIOR DESIGN

January 29, 2010

Mr. John Abbott  
Purchasing Division  
Building 15  
2019 Washington Street, East  
Charleston, WV 25305-0130

Re: Division of Corrections Work Release/Training Center COR61447

Dear Mr. Abbott and Members of the Selection Committee;

We are pleased to provide the West Virginia Division of Corrections with our Expression of Interest for architectural and engineering services for the four Work Release/Training Centers located strategically throughout the state

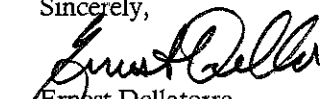
McKinley & Associates has been providing design services since 1981. With offices in Wheeling WV, Charleston WV, and Washington PA, McKinley & Associates supports a professional staff of 40+ that includes architects, mechanical, electrical, plumbing/life safety engineers (MEP engineers) as well as a certified interior design department

By having both northern (Wheeling and Washington, PA) and southern (Charleston) offices, we are able to have "local" firms for all four locations; every location is within 1 hour and 15 minutes of one of our offices. Our firm utilizes a state of the art computer system, which allows all professionals to access the central computer server based on the Wheeling office. This system is operated by a full time MIS Director, who is responsible for daily backups and maintains the system integrity as to security and working efficiency

With our large staff, we are able to work on all 4 buildings simultaneously to finish them quickly and at the same time. In addition, Construction Administration will be provided out of both Wheeling and Charleston; saving time and money. We are proposing to design, and then bid, both buildings at the same time in order to achieve the possibility of cost saving through "economy of scale."

Thank you for reviewing our submission and considering McKinley & Associates for your project.

Sincerely,



Ernest Dellatorre  
McKinley & Associates

# CORPORATE INFORMATION

## Firm History

Founded in 1981, McKinley & Associates is a multi-discipline **full service Architectural & Engineering firm**, offering comprehensive **professional services in architecture, engineering, interior design and construction administration**. We have a broad range of skill and experience for projects involving medical, educational, governmental, commercial, religious and recreational operations. In January 2007, McKinley & Associates established a partial **Employee Stock Ownership Plan (ESOP)**, which is a benefit plan that gives our employees ownership of stock in our company. This is a **contribution to the employee**, not an employee purchase.



Putnam County Judicial Building



Putnam County Courthouse

## Firm Information

**David McKinley, PE**  
**Principal**

**Tim Mizer, PE, RA**  
**Director of Operations**

**Gregg Dorfner, AIA, REFP**  
**Director of Architecture**

**Brad Crow, PE, LEED AP**  
**Director of Engineering**

## Date of Incorporation

1981 Wheeling, West Virginia

## Number of Professionals

Total Size	40+
Architects & Interns	12
Engineers	6
Project Coordinators	4
Quality Control	2
Arch./Eng. Designers	11
REFPs	3
MIS	1
LEED APs	4

## Location

### Headquarters

#### The Maxwell Centre

Thirty-Two - Twentieth Street  
Suite 100  
Wheeling, West Virginia 26003  
P: 304-233-0140  
F: 304-233-4613

### Satellite Offices

#### Charleston Area Alliance Building

1116 Smith Street  
Suite 406  
Charleston, West Virginia 25301  
P: 304-340-4267  
F: 304-340-4269

#### Washington Trust Building

6 S. Main Street  
Suite 1028  
Washington, Pennsylvania 15301  
P: 724-223-8250  
F: 724-223-8252

## Credentials

**McKinley & Associates** is a member of the following **organizations**:  
CEFPI, AIA, WVEDC, AIA, NFPA, NCARB, ASCE, ASPE, BOCA, ASHRAE, AIA International



Putnam County Judicial Building



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# QUALIFICATIONS

**F**ounded in 1981, McKinley & Associates has become generally accepted as the **largest A/E firm in West Virginia**. We provided design services for projects representing **more than \$100,000,000** annually in construction value. We have a **broad range of skills and experience** for projects involving **medical, religious, educational, government agencies, manufacturers, commercial and recreational operations**, as well as **developers**. In the past 10 years our firm has been awarded **4 prestigious AIA Honor and Merit Awards** for our works.



Marshall County Justice Center



Putnam County Courthouse

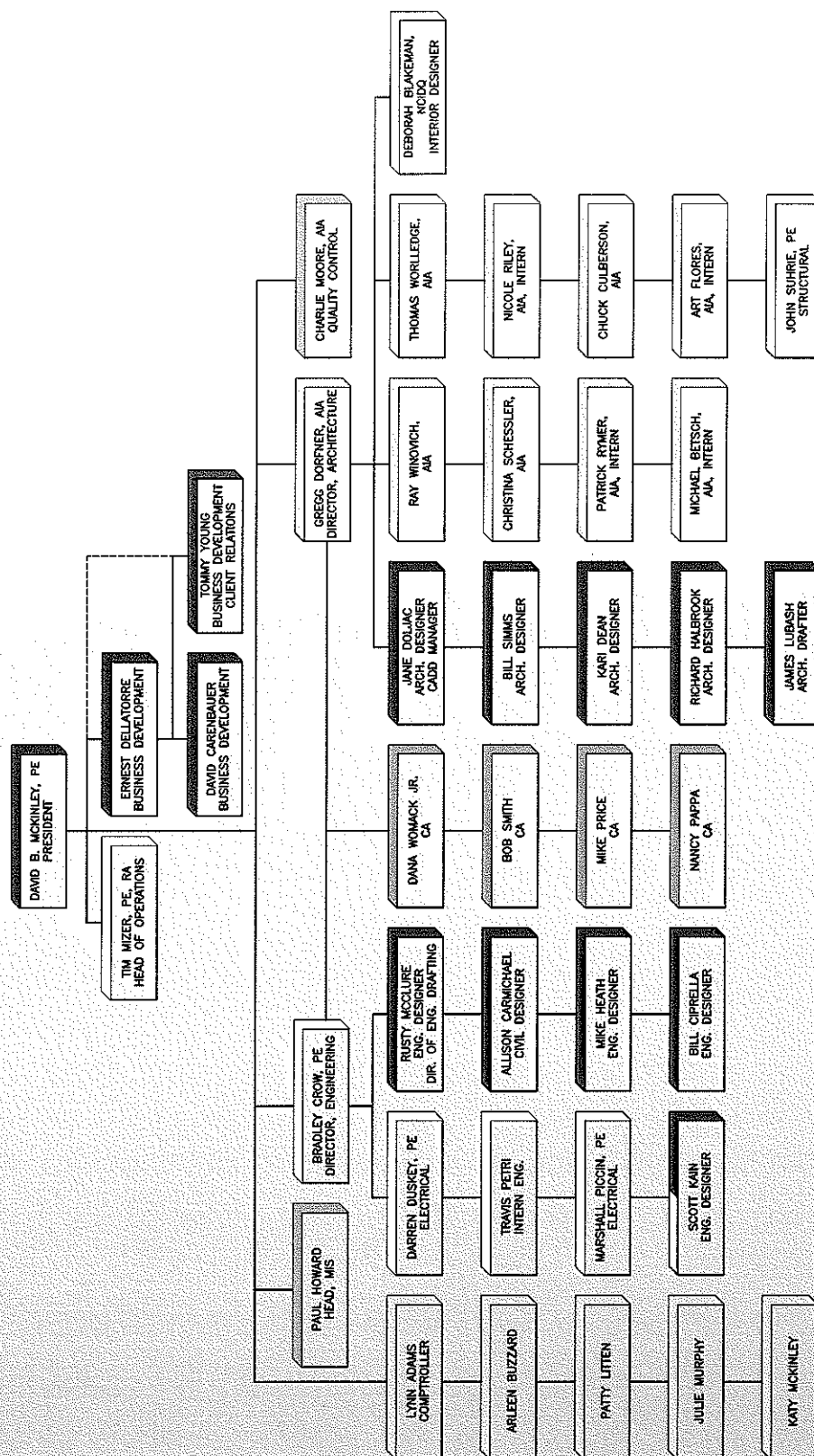
We understand that the success of **training facility architecture** is measured not just by architectural design alone, but also by the added considerations of all members of the design and development team. We also focus on the multi-purpose nature of these facilities. Often the occupants require living quarters, storage, private spaces and community outreach spaces, administrative and training spaces. Sometimes these facilities are designed and built in a manner that provides for maximum flexibility enabling a variety of program delivery options; versatile enough to offer various training and classes; and adaptable enough to react to world's ever-advancing technologies. In addition, your specialized facility will have many different criteria to address, such as sensitivity to the people using the facility, safety and security, as well as cost and energy efficiency.

Generally recognized as **West Virginia's largest A/E firm**, our **40+ person Professional staff** includes: Architects; Civil, Electrical, Fire/Life Safety, Mechanical and Structural Engineers; Interior Designers and Educational Planners. We have **provided professional services in all 55 counties of West Virginia**.



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## REVISED 11-9-2009



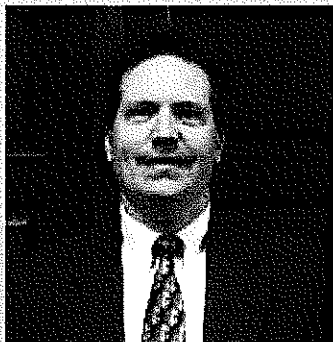


# SUSTAINABLE "GREEN" DESIGN

**B**uildings designed today will need to meet the demands of the future; McKinley & Associates identifies the changes necessary in the design of today and to meet these demands. This approach helps to retain the buildings' long-term profitability and value, which achieves the buildings' **sustainability**.

McKinley approaches ecological design from a business perspective, offering proactive solutions to complex problems such as indoor air quality, energy efficiency, resource depletion, and water quality. With commercial and institutional project experience, the McKinley Team can work alongside local designers to provide sustainable design and construction guidance. We also offer full architectural design services and guided design workshops on sustainable design issues.

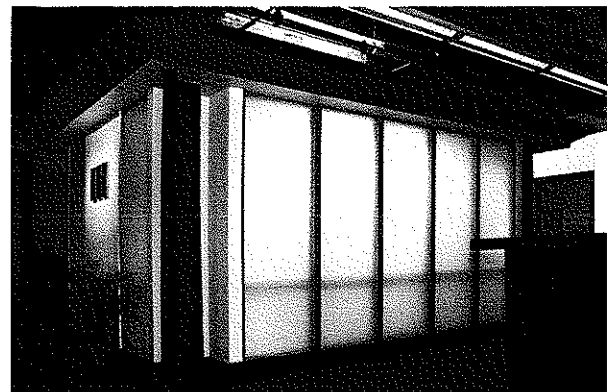
**LEED®** (Leadership in Energy and Environmental Design) Green Building Rating System™ developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings. LEED recognizes that sustainable design requires a team approach to achieve the desired goals, and we have LEED Accredited Professionals (LEED AP) in both the architectural and engineering fields. We have **4 LEED Accredited Professionals** on staff along with our skilled architectural/engineering team to efficiently and cost effectively achieve certification under this standard or we can guide you through the process in order to develop sustainability goals specific to your project.



Thomas R. Worlledge, AIA, LEED AP, REFP has been a member of the USGBC since 2001. He was the first LEED Accredited professional in the state of West Virginia and has served on the committee that sets the standards for the international energy code.



McKinley and Associates has been honored to have won some very notable awards and to have received some very prestigious nominations over the years. We recently won a **West Virginia Chapter of the American Institute of Architects 2009 Merit Award** for our newly renovated Charleston Office; a project led by Thom Worlledge.



View of our award-winning Charleston Office renovation showing our centrally located conference room "Lantern." This glows all day long through the translucent walls, which are illuminated with natural daylight from a skylight above.



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# LEED® & NET-ZERO ENERGY

We have **4 LEED Accredited Professionals** on staff (including the Project Manager for your proposed project) in **both the architectural and engineering fields:**

Michael S. Betsch, LEED AP

Bradley A. Crow, PE, LEED AP

Christina Schessler, AIA, LEED AP

Thomas R. Worlledge, AIA, LEED AP, REFP (Project Manager)

Our **LEED Registered Projects** are (LEED Rating System in parentheses):

Bellann in Oakhill, WV (LEED EB O&M)

Cameron Middle School/High School in Cameron, WV (LEED for Schools 2.0)

Hilltop Elementary School in Sherrard, WV (LEED for Schools 2.0)

West Virginia State Office Building in Logan, WV (LEED NC 2.2)

All 4 of our LEED Registered Projects are either under construction or under design with potential **LEED Certification** (Bellann) or potential **LEED Silver Certification** (Cameron Middle School/High School, Hilltop Elementary School, and the West Virginia State Office Building).

Furthermore, besides our LEED experience, we are also currently designing H3 LLC's new office facility in Milton, WV as a **Net-Zero Energy Building**. When we achieve the goal, it will be **one of only 10 Net-Zero energy projects in the country!** Here is a summary on Net-Zero Energy Buildings:

*"In general, a net-zero energy building produces as much energy as it uses over the course of a year. Net-zero energy buildings are very energy efficient. The remaining low energy needs are typically met with on-site renewable energy."*

- source: U.S. Department  
of Energy website



West Virginia State Office Building in Logan, WV



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# McKinley & Associates CHARLESTON OFFICE

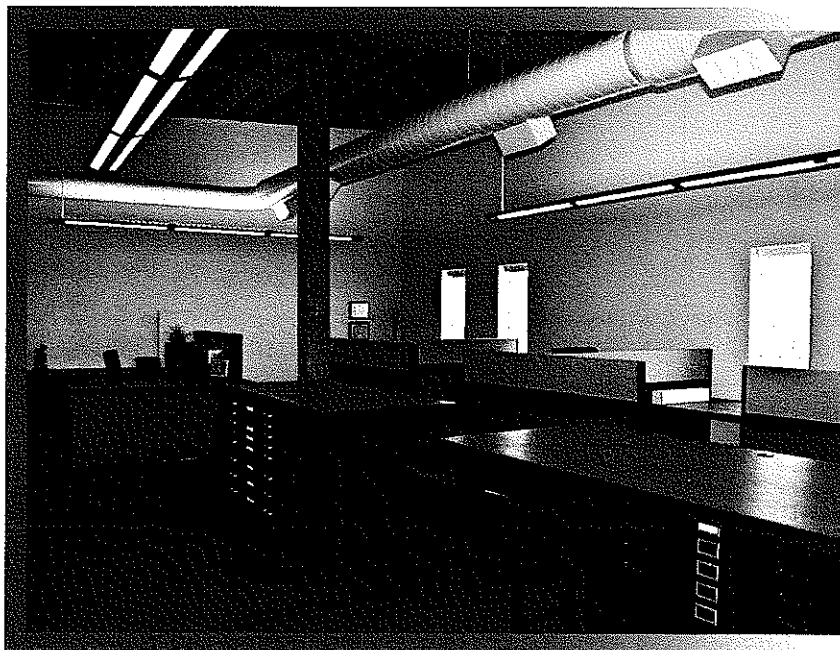


## Besides the paint, what makes this office "green"?

McKinley & Associates has been practicing "green" for years and has won awards for converting unused warehouse space into striking modern office buildings. One of the best ways to build green is to adapt an existing building; twenty percent of a building's energy consumption is embodied in the building's physical structure itself.

We recently won a West Virginia Chapter of the American Institute of Architects 2009 Merit Award for our newly renovated Charleston Office. The first thing you will notice is we left most of the existing structure exposed; this minimizes the amount of new materials required to define the space and allowed us to utilize some special features. For example, our centrally located conference room "Lantern" glows all day long from natural sunlight from above. This room's ceiling acts as a reflector, bouncing natural light throughout the space.

In addition to reusing the space, we also reused doors to make all of the desks, workstations and conference table. The top of the dividers is made from "Homosote", a board made from 100% recycled newspapers and covered with a fabric made from 100% recycled polyester. An office full of unique, durable office furniture for less than 1/10<sup>th</sup> of the cost of standard modular furniture is another advantage.



The office chairs are new, but the "Zody" chair by Haworth is the first chair to be Cradle to Cradle Gold Certified. This certification means that the manufacturer will take back the chair at the end of its useful life to disassemble and make a new chair, completing the cycle.

Yes, the paint on the walls is green, but it also has very low volatile organic compounds (VOC's) which keeps the air we breathe cleaner, and contains an anti-microbial which inhibits the growth of mold and mildew.

Most of the floor we chose to clean and seal with water based polyurethane, leaving the natural distressed state of the floor. The remainder of the space, we used a carpet tile by LEES which minimizes waste, has 35% recycled content and is Green Label Certified, meaning it meets stringent indoor air quality requirements.

The window blinds allow the control of glare while maintaining the view and minimizing heat gain. The direct/indirect lights are controllable so we can adjust the amount of electric lighting dependant on the amount of natural light coming in from the windows and the skylight. Even the bowl on the conference room table is recycled from the original fire bell that used to be on the exterior of the building.



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# REFERENCES

Mr. Greg Stewart  
OHIO COUNTY COMMISSION  
1500 Chapline Street  
Wheeling, WV 26003  
304/257-1011

Ms. Betsy Frohnafel  
MARSHALL COUNTY COMMISSION  
700 6th St  
Moundsville, WV 26041  
304/845-0482

Lt. Col. Steve Tucker  
WEST VIRGINIA STATE POLICE  
4124 Kanawha Turnpike  
South Charleston, WV 25309  
304/746-2253

Mr. Don Mackey  
US POSTAL SERVICE  
Facilities Service Office  
Post Office Box 27497  
Greensboro, NC 27495-1103  
336/665-2894

Mr. Robert Moyer  
WEST VIRGINIA UNIVERSITY  
Physical Plant  
979 Rawley Lane  
P.O. Box 6572  
Morgantown, WV 26506  
304/293-2873

# CLIENT TESTIMONIALS

*Rick Pursley* First Sergeant

## **West Virginia State Police**

*"McKinley & Associates listens well to our staff's programming needs, and develops cost efficient design for us throughout the state."*

*David Sneed* Architectural Director

## **School Building Authority**

*"Their projects continually come in on time, under budget, and the quality of their documentation is greatly appreciated."*

*Bill Niday* Superintendent

## **Wood County Schools**

*"The way they have serviced our County has been unmatched, they have been here so many times for face to face meetings with our staff as well as the Contractors. I would highly recommend this firm to anyone."*



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# Institute of Technology: Maclin Hall WEST VIRGINIA UNIVERSITY

## Montgomery, West Virginia

### Owner

WV Institute of Technology  
West Virginia University

### Size

40,500 SF approx

### Construction Cost

\$6 mil.

### Project Architects-Engineers

McKinley & Associates

### Project Architect

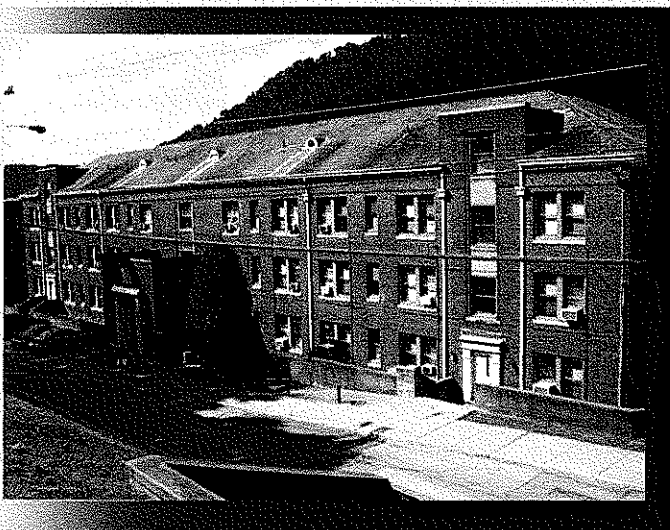
Thomas Worlledge, AIA

### Contractor

Wiseman Construction

A comprehensive renovation to the historic **Maclin Hall dormitory** on the campus of WV Tech in Montgomery, WV. The project was **designed in less than a month**, and included redesigning the shared areas, new finishes, new roof, and restoration of the exterior. We also **replaced the entire HVAC**, lighting, fire protection, data systems and renovated the shared restrooms.

This project was fast-tracked throughout the summer of 2007, so the building could be occupied by students for the start of the 2007-2008 school year.



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# State Fire Training Academy WEST VIRGINIA UNIVERSITY

## Jackson's Mill, West Virginia

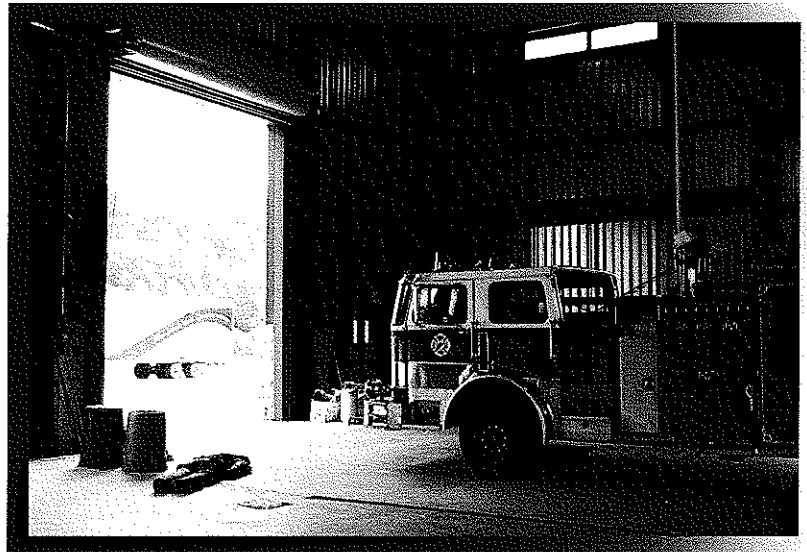
Owner  
West Virginia University

Size  
25,752 square feet including  
the 8,300 sq. ft of the Arena

Construction Cost  
\$4.5 mil

Project Architects-Engineers  
McKinley & Associates

Project Architect  
Christina Schessler, AIA



The West Virginia State Fire Training Academy is located near the Jackson's Mill 4-H Campus in Lewis County, WV. Because of the proximity to this state historic site, the design directive given by the Owner was to blend into the rural community. The exterior brings to mind a barn set into the sloping terrain in an agricultural setting.

There are two major components to the building; the first of these is the Classroom Wing. It contains a distance learning facility, a conference room, plus two other connected instructional spaces that allow for a range of

class sizes. The administrative area is private but easily accessible from all classrooms.

The second component, the Arena, is an all-weather interior training facility. The scale of this structure, having a clear interior height greater than 30', allows the full extension of authentic fire training apparatus for various types of hands-on programs. A custom metal building skeleton with a board & batten metal skin was designed. The siding is representative of rural, vertical barn siding and serves as an integrating element throughout the large complex.



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# MARSHALL COUNTY JUSTICE CENTER

Moundsville, West Virginia

The new Magistrates Justice Center in Moundsville, West Virginia includes a Courtroom juror's box and Deliberation room, Hearing Rooms, Magistrates Offices, Assistants Work Areas, Storage, Restrooms, Segregated Public Seating, Security and Law Masters Offices. McKinley & Associates were responsible for all Architecture and Engineering Design and Contract Administration.

**Owner**  
Marshall County Commission

**Size**  
5,000 SF

**Construction Cost**  
\$560,000

**Project Architects-Engineers**  
McKinley & Associates

**Project Architect**  
Denis Gill, AIA

**Contractor**  
Consolidated Engineering



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# OHIO COUNTY JUSTICE CENTER

Wheeling, West Virginia

**Owner**

Ohio County Commission

**Size**

Entire Complex

**Construction Cost**

\$1 million approx

**Project Architects-Engineers**

McKinley & Associates

**Project Architect**

Charles Moore, AIA

**Contractor**

VDC Inc.

A complete renovation was performed on the AEP office building purchased by the Ohio County Commission. It is adjacent to the City-County Building and was transformed into the new Ohio County Justice Center. Today it houses the Family Law Masters / Family Court and the Ohio County Sheriffs Department. Work included total renovations including all systems and security. McKinley & Associates were responsible for all Architecture and Engineering Design and Contract Administration.

BEFORE



AFTER



**McKINLEY & ASSOCIATES**  
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# Mountaineer Challenge Academy WV ARMY NATIONAL GUARD

Kingwood, West Virginia

Owner  
WV Army National Guard

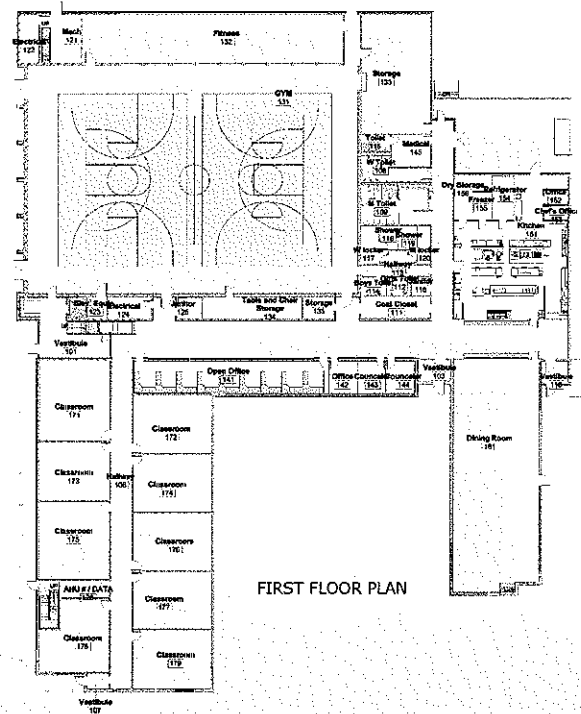
Size  
54,800 SF approx

Construction Cost  
\$12.7 mil.

Project Architects  
Hamid Noughani

Project Engineers  
McKinley & Associates

Currently under construction is the Mountaineer Challenge Academy, located at Camp Dawson in Kingwood, WV. Our involvement in this project includes MEP engineering and contract administration. The building program includes staff offices, counselors offices, support staff areas and a medical assistance space to accommodate the needs of the student residents.



The residents require classrooms, an exercise area and a full service kitchen with dining facility; these spaces will house 160 young adults living at Camp Dawson as part of the Challenge Academy. The gymnasium will accommodate physical activity, weight training and serves as the central hub of the complex. Drill exercises and formations as well as graduation ceremonies will be held here.



## Multi-Purpose Building

# WV ARMY NATIONAL GUARD

Kingwood, West Virginia

### Owner

WV Army National Guard

### Size

55,000 SF approx

### Project Architects

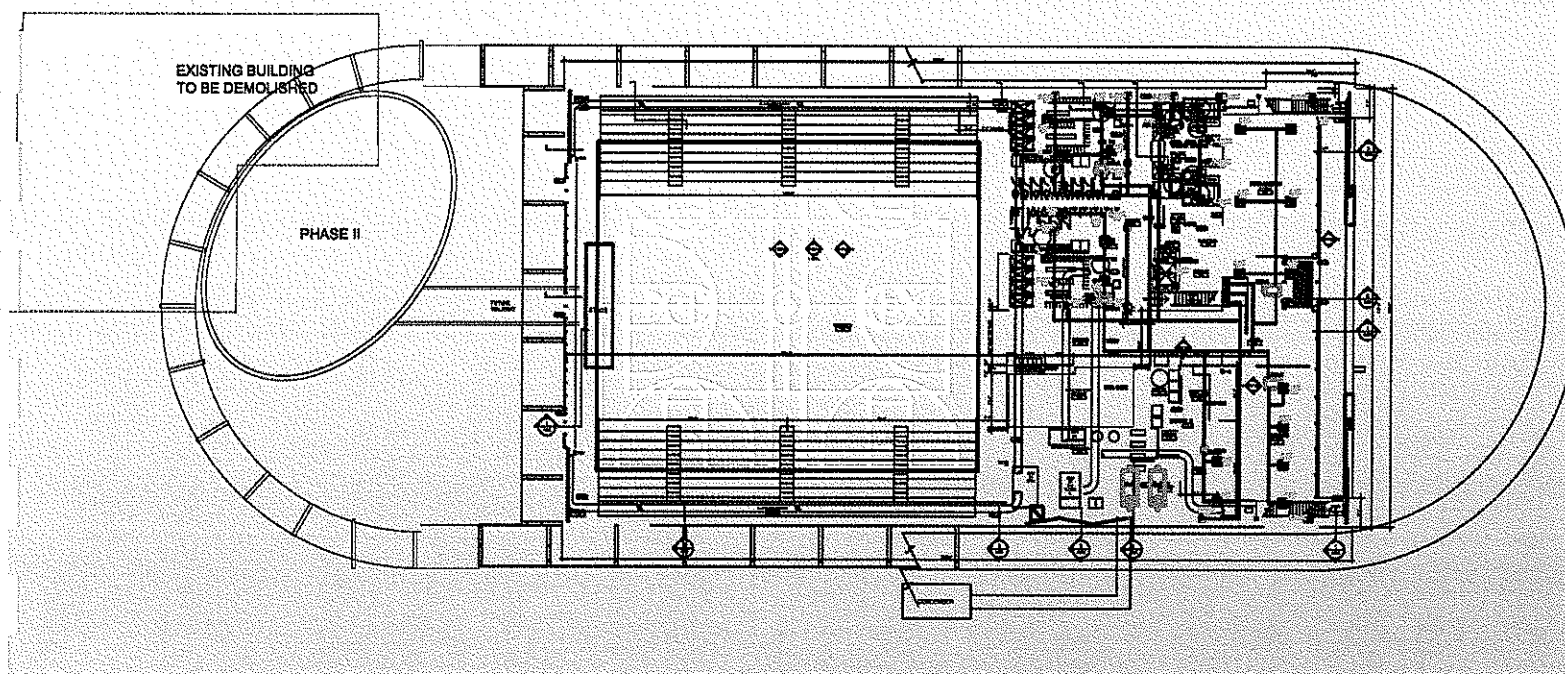
Hamid Noughani

### Project Engineers

McKinley & Associates

The mission of the Multi-Purpose Building at Camp Dawson is a permanent multi-use masonry steel-framed structure with supporting facilities for military units of the West Virginia Army National Guard. The facility is located in Kingwood, Preston County, WV. The building's design was completed in 2009.

The facility houses offices, a conference room, a locker room, shower facilities, a physical fitness area, and a large open space (gymnasium). The facility and grounds include parking, attached and detached storage, landscaping, security lighting and fencing, and a unique entry. This project was designed with energy recovery systems.



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# WEST VIRGINIA STATE POLICE

**Owner**  
West Virginia State Police  
4124 Kanawha Turnpike  
S. Charleston, WV 25309  
P: 304/746-2253



## Construction Cost

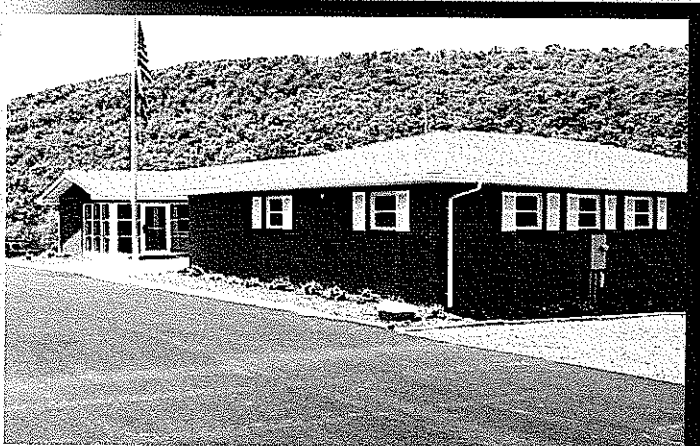
These projects were completed under a multi-year open-ended agreement

**Project Architects-Engineers**  
McKinley & Associates

McKinley & Associates completed **architectural** and **engineering design services** on new detachments in Morgantown, Wheeling and Berkeley, West Virginia to name a few. Moreover, we also have completed numerous **renovations** as well as **additions** on police detachments throughout the State. **Electrical** design has included upgrades, renovations, and new systems

McKinley & Associates is proud to showcase continuous work for the **West Virginia State Police** throughout our region, and we are pleased to say that we have also surveyed, reviewed, projected, budgeted, and documented **72 police facilities** throughout the state.

Architectural and Engineering design for **new addition and renovations** to the detachment in **Pendleton, West Virginia**. Included in the structure are the following departments: DMV, BCI, 911, & regular squad space.



The **11,721 SF** new detachment in **Morgantown, West Virginia** included the following departments: DMV, MVI, BCI & regular squad space.



New detachment in **Wheeling, West Virginia**. The building includes the following departments: DMV, MVI, Interstate Patrol, Drug Enforcement, BCI & regular squad space.



A new detachment in **New Cumberland, West Virginia** included the following departments: DMV, MVI, BCI & regular squad space.



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# UNITED STATES POSTAL SERVICE

## Owner

United States Postal Service

## Construction Cost

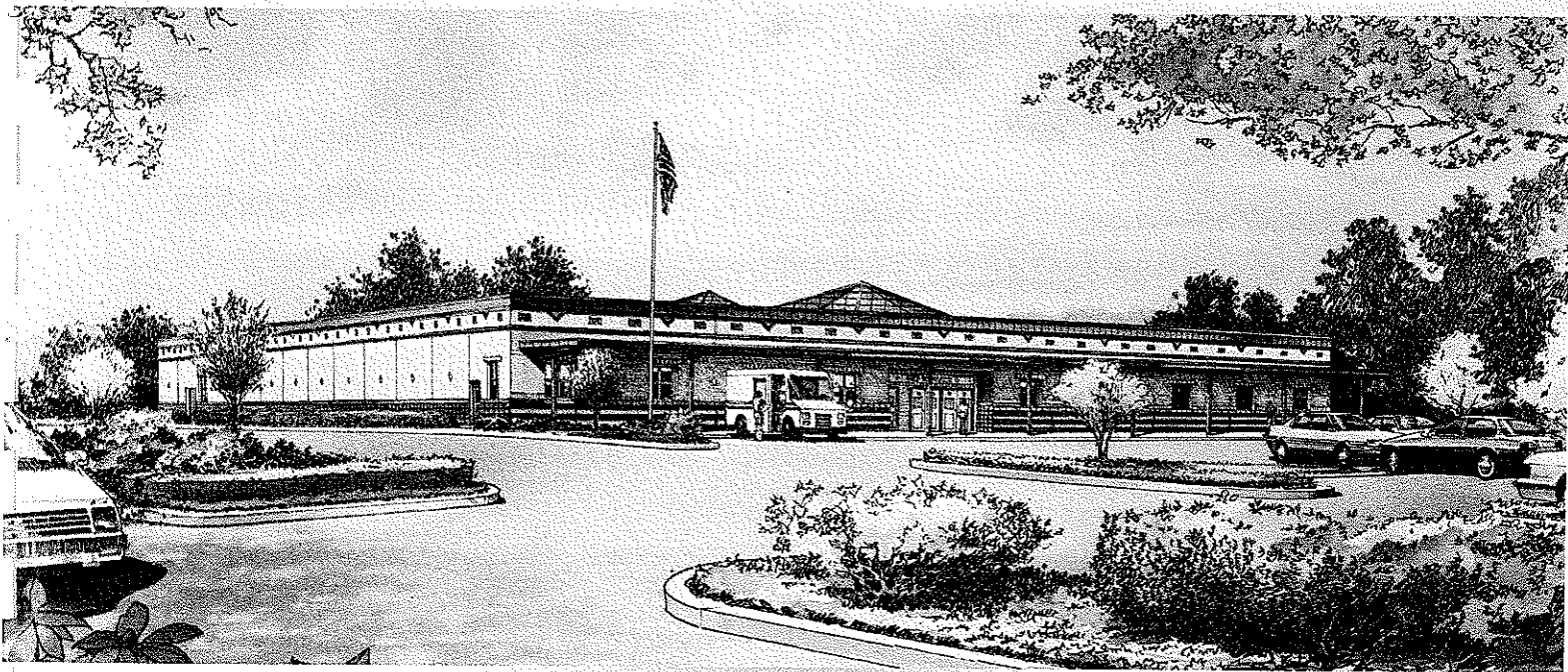
These projects were completed under a multi-year open-ended agreement

## Project Architects-Engineers

McKinley & Associates

McKinley & Associates has designed over 100 Post Offices throughout West Virginia for ADA compliance. We currently are under our second multiple year open-ended contract with the United States Postal Service and we provide design services all over West Virginia. We have designed over 15 other Post Office facilities and engineering projects for the USPS, both new and addition / rehabilitation, in numerous cities within West Virginia.

In addition to West Virginia, we also have an open-end agreement for the USPS Erie/Pittsburgh District in Pennsylvania.



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# ORRICK BUILDING

## Wheeling, West Virginia

**Owner**  
Orrick Corporation

**Size**  
88,000 SF approx

**Construction Cost**  
\$8 mil.

**Project Architects-Engineers**  
McKinley & Associates

**Project Architect**  
David B. McKinley, PE

**Contractor**  
John Russell Construction

This four-story, 88,000 SF former historic warehouse is now "Class A" office space in downtown Wheeling. The building houses the international law firm Orrick. This 100 year old warehouse was renovated to create some of the most creative office space in the State. Architecture and engineering design was completed in-house and included electrical, structural, mechanical, civil, and fire suppression systems. The project cost was in excess of \$8 million dollars and won the AIA Merit Award.

Security for the facility was to be comparable to the rest of the firm's nation-wide facilities. It should not appear fortress-like. Criteria for the security system were:

1. Card access system that allows single card with multiple-levels of access programmed into that card is desired.
2. The firm currently uses cards that are Motorola based. A local vendor will likely have similar franchise and we will work towards intent and quality, not brand.
3. There will not be a full time receptionist, especially upon initial opening.
4. Card reader access is required at front door, NOC, elevators, loading dock, stairs, and other sections to be developed.
5. Glass break and/or motion detectors are required on the ground level.
6. An intercom will be required at the front door.
7. Security cameras were placed at the loading dock, rear parking lot, and front door.



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# SOUTH BRANCH CAREER & TECHNICAL CENTER

Petersburg, West Virginia

**Owner**

South Branch Career & Technical Center

**Size**

3,300 SF approx

**Construction Cost**

under \$1 million

**Project Architects-Engineers**

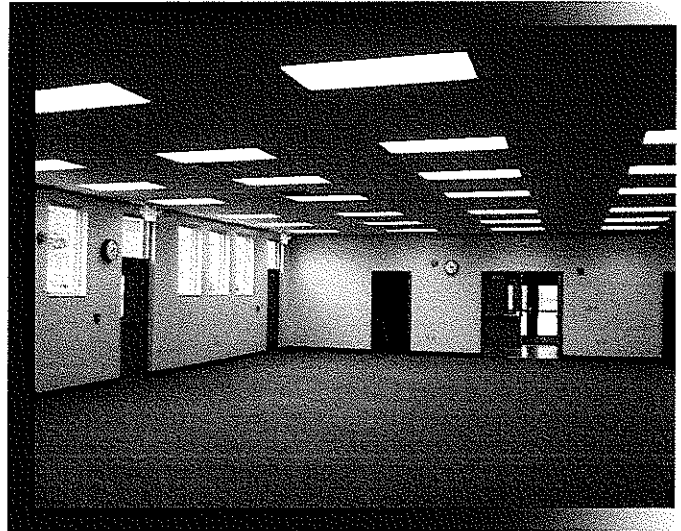
McKinley & Associates

**Project Architect**

Christina Schessler, AIA

**Contractor**

W. Harley Miller Contractors



Project is a free-standing addition to South Branch Career and Technical Center in Petersburg, WV, which serves **Grant, Hardy, and Pendleton Counties**. The structure measures approximately 3,300 SF, and includes **student-centered programs** that challenge individuals through rigorous **academic, vocational and technical training**.



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# WEST VIRGINIA STATE BUILDING

## Weirton, West Virginia

Owner  
State of West Virginia

Size  
39,500 SF

Construction Cost  
\$4 million

Project Architects-Engineers  
McKinley & Associates

Project Architect  
Gregg Dorfner, AIA

Contractor  
Walters Construction

Architectural and Engineering design on a new building in the Weirton Municipal Plaza in **Weirton, West Virginia**. This two story art-deco style building houses 6 state agencies: the Division of Motor Vehicles, the Bureau of Employment Programs, Rehabilitation Services, the Lottery Commission, the Department of Health and Human Resources and the Work Force Investment Board.



**McKINLEY & ASSOCIATES**  
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# WV STATE OFFICE BUILDING

Logan, West Virginia

Owner  
State of West Virginia

Size  
50,000 SF approx

Construction Cost  
\$12 million

Project Architects-Engineers  
McKinley & Associates

Project Architect  
Thomas Worlledge, AIA



We are nearing completion of the design phase on this \$12 million project for the West Virginia General Services Division. This 5 story, 50,000 SF (not including basement area) State Office Building is intended to consolidate office space of state agencies currently located in Logan, West Virginia as well as provide moderate space for future customers. This office building will be part of a new generation of State office buildings that will provide flexibility for future growth and/or office renovations and be cost effectively adaptable when relocating other agencies into the space. The State of West Virginia has chosen to try and achieve a **silver Leadership in Energy and Environment Design (LEED NC 2.2)** rating as awarded by the US Green Building Council (USGBC) for the new office structure.



**McKINLEY & ASSOCIATES**  
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# Hilltop Elementary School MARSHALL COUNTY SCHOOLS

Glen Dale, West Virginia

Owner  
Marshall County Schools

Size  
49,700 SF approx

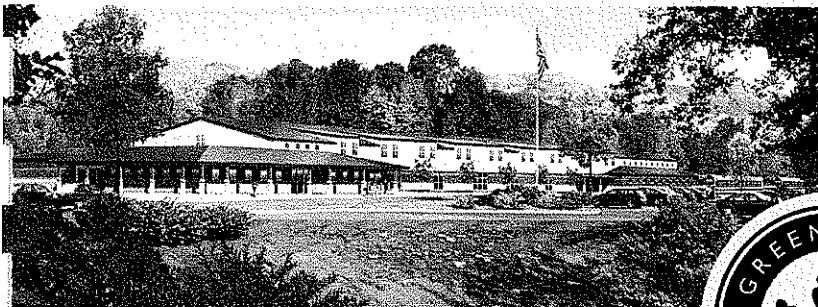
Construction Cost  
\$8.4 million

Project Architects-Engineers  
McKinley & Associates

Project Architect  
Thomas Worlledge, AIA

Contractor  
Grae-Con Construction

This project for Marshall County Schools is nearing completion and has been under construction with potential LEED Silver Certification. For one, a lot of time was spent researching LEED-approved furnishings, finishes, etc. to make the interior energy conservation aspect a success. In addition, this school has been designed with cost effectiveness in mind; the School Building Authority's 2009 Limit on New Elementary School Design is \$217/SF, but Hilltop Elementary's final price is **less than \$170/SF**. This school is 49,700 Square Feet, and the total non-owner change orders is 0.83%.



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# MANAGEMENT AND STAFFING CAPABILITIES

In the past 29 years we have extensive experience with similar projects. The technical depth of our professional staff indicates that this project can be accomplished without overloading our group or computer graphics systems. Our project team has been chosen for this project and they are available to dedicate the necessary time to this effort. We are available to start immediately upon our being selected. We can and will perform for you on time.

This team is an "In-House" team that works together everyday and has done most of the projects here as a group. These team members have been working up to fourteen years together at McKinley & Associates.

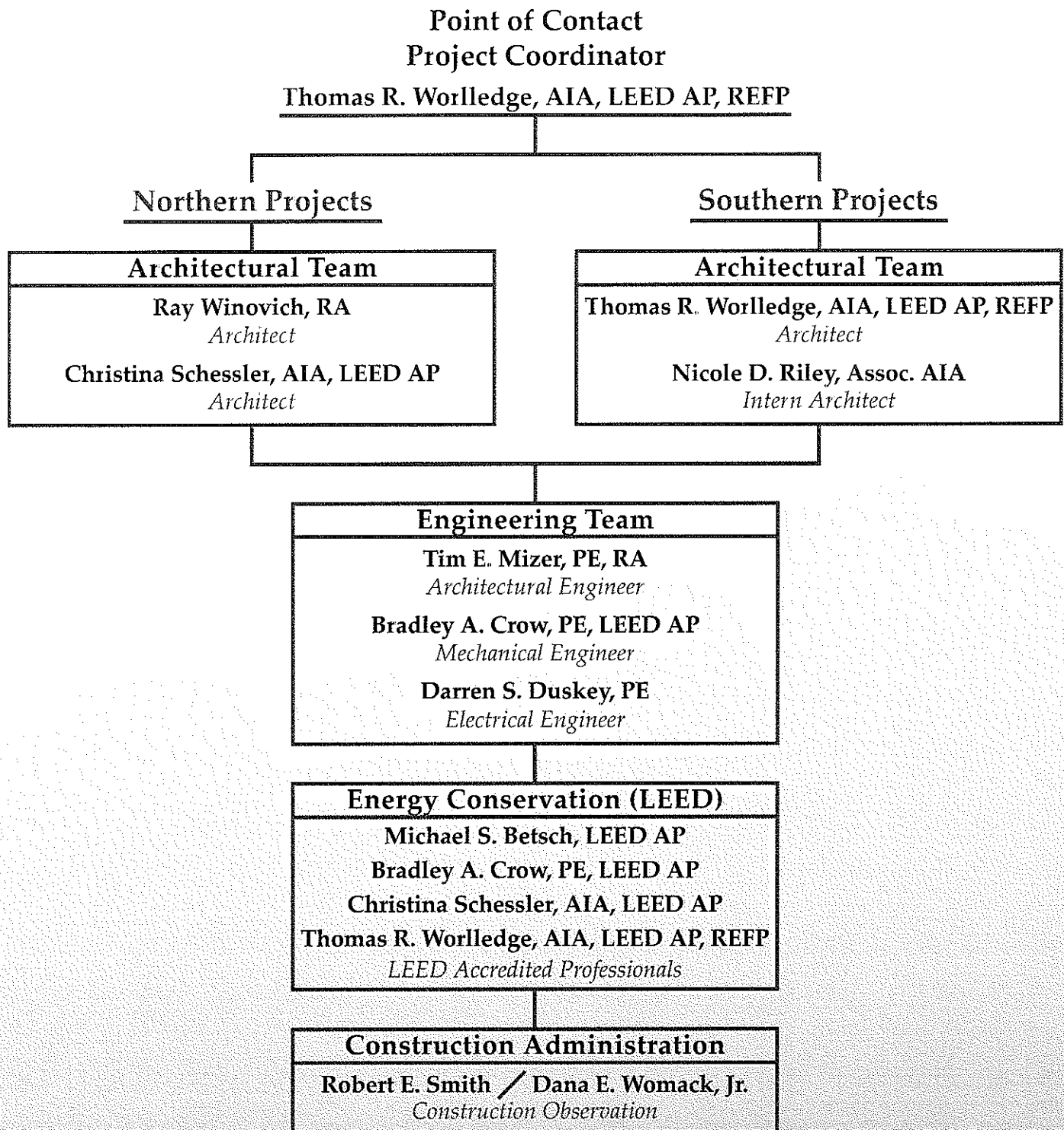
We hold weekly meetings to discuss your project, the budget, schedule and quality assurance. We provide Documented Minutes of all of our meetings and encourage the Owner to participate in these meetings.

Our Project Coordinators have an extra responsibility than what most firms' Construction Administrators have; our Project Coordinators are a part of the design process from Day 1 (they are not thrown into the project only when construction starts; they are here from the beginning), so they know the ins-and-outs of the project. Our Project Coordinators have an important role as being the liaison between the Owner, Contractor, and Architect. The primary objective of the Project Coordination services is to ensure completion of work the way the client wants it - as scheduled and as budgeted. Our Project Coordinators evaluate the quality of the work to verify that it meets the level required by clients; in addition, they monitor the contractor's progress to ensure that they are following the Construction Documents. They observe the construction progress, are responsible for all construction meetings and minutes, and they verify pay application and change orders. The Project Coordinator is typically on-site once every two weeks, but we can provide additional on-site representation if requested.

Our Eleven Month Walk-Through is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. It should be noted that McKinley & Associates has been performing our eleven month walk-through for the past 12 years as part of our Standard of Care, and it only recently has been adopted as an AIA 101 Standard. We also conduct Post Occupancy Evaluations with the Owner to find out how well we matched the Owners' needs.

We also have an Interior Design department. Basic interior design services include determining the owner's project requirements, timetable and budget; analyzing space requirements; operating procedures; communication relationships; way finding (signage, directories, fire escape plan); furnishings and finishes; creating an inventory of existing conditions and determining future needs.

# DESIGN TEAM FLOW CHART



# Architect / Green (LEED) Specialist

# THOMAS R. WORLLEDGE, AIA, LEED AP, REFP

## Charleston Office Area Manager



### EDUCATION:

Virginia Polytechnic Institute & State University  
Master of Architecture - 1992

Fairmont State College, School of Technology  
B.S. Architectural Eng. Tech - 1983

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Architect in:

West Virginia  
Virginia  
Pennsylvania  
Ohio

#### National Board Certification:

NCARB #48600

#### President:

West Virginia Society of Architects

#### Member:

The American Institute of Architects  
U.S. Green Building Council  
Sustainable Building Industries Council  
Recognized Educational Facility Professional  
(REFP)

#### Former voting member:

ASHRAE 90.1 International Energy Code  
Committee

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Manager, Charleston Office  
Charleston, WV (2005 to present)

Proactive Architecture Inc.  
President  
Charleston, WV (1999-2005)

Silling Associates Inc.  
Vice President  
Charleston, WV (1992-1999)

TAG Architects  
Charleston, WV (1985-1990)

Alpha Associates Inc.  
Morgantown, WV (1983-1985)

### SUMMARY OF EXPERIENCE:

Thomas R. Worlledge is a skilled Architect with over 20 years experience who has received state wide design awards (including a West Virginia Chapter of the American Institute of Architects 2009 Merit Award) and placed in national design competitions. Mr. Worlledge has been involved in the design of several similar projects including the Mount Olive Correctional Complex, Huttonsville Correctional Center, St. Marys Correctional Center and the Industrial Home for Youth. As a recognized sustainable design expert, he has had articles published in state and national trade publications, spoken before architectural students, ASHRAE chapters, and business groups on sustainable design issues and was also a featured speaker at the 2001 Governor's Conference on the Environment and the 2001 Sustainable fair.

### NOTABLE PROFESSIONAL EXPERIENCES:

Putnam County Courthouse  
Winfield, West Virginia

Putnam County Judicial Building  
Winfield, West Virginia

St. Marys Correctional Center additions and alterations  
St. Marys, West Virginia

Huttonsville Correctional Center additions  
Huttonsville, West Virginia

Industrial Home for Youth  
Salem, West Virginia

Mount Olive Correctional Center  
Mount Olive, West Virginia

### PROMINANT PROFESSIONAL ACHIEVEMENTS:

**High Performance Design for High Performance Companies**  
Published in *Executive Source*, Fall 2002

**Watt's Next? The Coming Energy Revolution**  
Published in *West Virginia Executive*, Winter 2004

**Daylighting and HVAC Design**  
Featured Speaker, ASHRAE West Virginia Chapter

**Rebuilding the Future: Recycling and Reuse of Building Materials**  
Featured Speaker, 2001 Governor's Conference on the environment



**McKINLEY & ASSOCIATES**  
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# Architect RAY WINOVICH

## EDUCATION:

Carnegie-Mellon University  
Bachelor of Architecture - 1979

## PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

### Registered Architect in:

Pennsylvania (1984)  
Washington (1997)  
Michigan (2000)  
Indiana (2000)  
New York (2003)  
Massachusetts (2003)  
West Virginia (2005)  
Ohio (2007)

**NCARB Certificate - 2003**

## PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Wheeling, WV (2005 to present)

Industrial Design Corp.  
Pittsburgh, PA (2000-2005)

SSOE, Inc.  
Bellevue, WA and Toledo, OH (1997-2000)

R. T. Patterson Co. Engineers  
Pittsburgh, PA (1994-1997)

Self employed contract work (1993-1994)

Industrial Design Corp.  
Pittsburgh, PA (1990-1992)

## SUMMARY OF EXPERIENCE:

Mr. Winovich has extensive experience in large complex industrial facilities for advanced technology operations, and has worked on numerous projects where fast-track project delivery strategies have been utilized.

## NOTABLE PROFESSIONAL EXPERIENCES:

### Project Architect

New 50,000 SF classroom, building and overall campus renovation of Parkersburg South High School, Wood County, WV.

### Project Architect

New Performing Arts Center at Wheeling Park High School for Ohio County Schools

### Project Architect

Renovation and expansion of a 15,000 SF medical office facility in Wheeling, WV.

### Project Architect

Intel Corp., Leixlip Ireland / 150,000 SF Class-10 clean room, manufacturing facility.

### Project Architect

Intel Corp. FAB 17, Hudson MA / Renovations to existing clean-room manufacturing facility.

### Project Architect

Van Waters & Rogers Inc, / 100,000 SF Chemical Storage and Distribution Center in Morristown, PA.

### Project Architect

American Video Class Company / Joint venture of Sony and Corning Corp. Design-Build \$200 million facility, 500,000 SF Plant for TV picture tube production, with detached admin-office building, cafeteria and locker rooms. This facility is located in New Stanton, PA.

### Project Architect

IBM Facility expansion, East Fishkill, NY.

### Project Architect

Digital Equipment Corp., Hudson MA / 500,000 SF Manufacturing facility with Class 1 clean rooms.



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# Architect / Green (LEED) Specialist **CHRISTINA SCHESSLER, AIA, LEED AP**



## **EDUCATION:**

The Pennsylvania State University  
Bachelor of Architecture - 1986

## **PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:**

### **Registered Architect in:**

West Virginia  
Pennsylvania  
Ohio

**NCARB Certificate - 2005**

**LEED® Accredited Professional**

### **Member:**

American Institute of Architects  
City of Wheeling - Building Codes Board  
of Appeals

### **Former Member, Board of Director, & Treasurer:**

The Midwife Center for Birth & Women's  
Health / Pittsburgh, PA

## **PROFESSIONAL EMPLOYMENT:**

McKinley & Associates  
Wheeling, WV (2004 to present)

MacLachlan, Cornelius & Filoni Architects  
Pittsburgh, PA (1999-2004)

Perfido Weiskopf Architects  
Pittsburgh, PA (1996-1999)

T.L. Cox & Associates  
Beaver, PA (1990-1996)

Valentour English Bodnar Architects  
Mt. Lebanon, PA (1989-1990)

Kenny Williams & Williams Building Diagnostics  
Maple Glen, PA (1988)

## **SUMMARY OF EXPERIENCE:**

Ms. Schessler has 20 years of experience working one on one with a wide range of educational, professional, liturgical, medical and commercial clients. She is adept at developing space and utilization programs with clients who are unfamiliar with the architectural design process. Christina can provide direction to Clients who wish to develop a design and document program that is intended to achieve LEED Certification. Her skills include construction document preparation, consultant coordination and construction administration experience. As a volunteer and as a professional, Ms. Schessler has developed several projects for non-profit agencies on limited budgets.

## **NOTABLE PROFESSIONAL EXPERIENCES:**

### **Project Architect**

WVU Fire Training Academy / Jackson's Mill, WV

New Hope Youth Home addition / Beaver, PA

Grant County Schools / Multiple Projects

Braxton County Senior Citizen Center

Bethany College Health and Wellness Center, renovation

University of the South, Gaylor Hall Additions and Renovation

University of Pittsburgh, Blaisdell Hall, New Theater and Arts Building

Wheeling Island Fire Station

Beaver Valley Burn Building site development

The Beaver County Medical Center, Women's Health Center

The Beaver County Medical Center, Rheumatology Expansion

City Theatre, Storefront Restoration / Pittsburgh, PA

### **Architect**

The Midwife Center for Birth & Women's Health, Birthing Suites / Pittsburgh, PA (**Non-Profit**)

Master Plan study for DePaul Institute for the hearing impaired

Indiana University of PA, Uhler Hall Additions and Renovations

### **Project Designer**

United Cerebral Palsy Center, renovations and additions / Washington, PA (**Non-Profit**)

St. Clair Hospital, Woman's Breast Cancer Health Clinic

Children's Home of Pittsburgh, Interior renovations (**Non-Profit**)



**McKINLEY & ASSOCIATES**  
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## Associate Architect

# NICOLE D. RILEY, ASSOC. AIA

### EDUCATION:

Virginia Tech, College of Architecture  
Bachelor of Architecture - 1998

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### NCARB

#### Associate Member:

The American Institute of Architects

#### Member:

AIA 150 Celebration Steering Committee  
AIA Livable Communities Committee  
Charleston Area Alliance, Young  
Professionals Housing Sub-Committee  
Young Life Committee of Kanawha Valley

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Wheeling, WV (2005 to present)

Williamson Shriver Architects  
Charleston, WV (2003-2005)

ZMM, Inc. Architects and Engineers  
Charleston, WV (1999-2003)

The Omni Associates  
Fairmont, WV (1999)

### SUMMARY OF EXPERIENCE:

Mrs. Riley's tenure as design professional has taken her through many aspects of project delivery and construction throughout West Virginia. This experience includes a wealth of works for several county school systems, the West Virginia Army National Guard, as well as multiple private clientele. A family background in masonry construction and a keen interest in historical elements are recognized through her understanding and usage of natural materials in a contemporary context. Mrs. Riley is active in coordination during the design process, culminating in a sound package for the client.

### NOTABLE PROFESSIONAL EXPERIENCES:

#### Designer/Production Team - Robert C. Byrd Regional Training Institute, Kingwood, WV

148,000 SF facility for the West Virginia Army National Guard - Camp Dawson. This facility contains temporary residences for officers, training and office areas, auditorium and conference space as well as dining facilities. Designer of Lobby tile and marquis design and assisted with various Interior Design elements and Construction administration tasks.

#### Design Team - Parkersburg South High School

Selective demolition and comprehensive renovations and additions to 250,000 SF campus, whose original design period spanned the decades of 1950-1970. Design facets included state-of-the-art technological and science updates as well as new music facilities. Renovation design implemented ADA and Safe Schools initiatives. New Day Care facility was designed for the school system's training curriculum.

#### Project Manager - McKinley & Associates Charleston Area Office

The new McKinley & Associates Charleston Area Office is a 2,500 SF office space for our architectural, engineering, and interior design staff. This 2009 AIA Merit Award-winning interior renovation project was constructed for \$63.30/SF with owner occupancy ahead of schedule. Managed budget, schedule, construction administration, vendor relations and material purchasing.

#### Design Team - St. Albans High School, St. Albans, WV

Extensive additions and renovations to existing high school. Concentration on selective demolition and design detailing.

#### Project Captain - Glen Jean Armed Forces Center, Glen Jean, WV

110,000 SF joint project for the West Virginia National Guard and the United States Department of Defense includes an Armed Forces Reserve Center, Organizational Maintenance Facility and Military Entrance Processing Station. Responsible for all phases of document production with an emphasis on coordination with U.S. Department of Defense and various engineering consultants.



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# Architectural Engineer / Architect

# TIM E. MIZER, PE, RA

## Director of Operations

### EDUCATION:

Kansas State University  
B S Architectural Engineering - 1983

University of Cincinnati  
Architecture

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
West Virginia  
Ohio

**Registered Architect in:**  
Ohio

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Architect / Engineer  
Wheeling, WV (1995 to present)

M C C. Engineering  
Director of Design  
Columbus, Ohio (1988-1995)

Schooley Caldwell and Associates  
Electrical & Mechanical Design  
Columbus, Ohio (1986-1988)

Mizer Design  
Free Lance Architectural Engineering Design  
Columbus, Ohio (1985-1986)

Envirotek, Inc.  
Drafting and Electrical & Mechanical Design  
Raleigh, NC (1984-1985)

### SUMMARY OF EXPERIENCE:

A very talented and unique professional who is registered both in engineering and architecture. Mizer's background as an Architectural Engineer has provided him with a total understanding of the engineering components which provides a cohesiveness on all of his projects. Being also a Registered Architect, he understands designing to allow for the engineering disciplines, including his responsibility of project management and design. Mr. Mizer is the head of McKinley & Associates engineering division.

### NOTABLE PROFESSIONAL EXPERIENCES:

#### Design Engineer

West Virginia State Police Detachments

#### Site Engineer

Hancock County Middle School-new building & site

#### Site Engineer

WVU Fire Academy-new building & site

#### Project Architect / Engineer

Hope VI Phase II-new building development

#### Design Engineer

Barnesville (OH) Schools - new buildings

#### Design Engineer

Union Local Schools

#### Design Architect / Engineer

USCan rehabilitation project. 250,000 SF renovation of industrial building

#### Design Architect / Engineer

USPS Clarksburg MPO Renovation to historic building  
Work also included HVAC and cooling tower

#### Project Architect / Engineer

Brooke County Animal Shelter building renovation

#### Project Architect / Engineer

Cadiz Presbyterian Church Maintenance master plan



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# Mechanical Engineer / Green (LEED) Specialist **BRADLEY A. CROW, PE, LEED AP**

## Director of Engineering Services



### EDUCATION:

West Virginia Institute of Technology  
B S Mechanical Engineering

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:  
West Virginia  
Pennsylvania

LEED® Accredited Professional

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Mechanical Engineer  
Wheeling, WV (2005 to present)

BDA Engineering  
Design Engineer  
Pittsburgh, PA (2001-2005)

Tri-State Roofing  
Sales Engineer  
Davisville, West Virginia (2000-2001)

Ravenswood Polymers  
Site Engineer  
Ravenswood, West Virginia (1997-2000)

### SUMMARY OF EXPERIENCE:

Mr. Crow is an exciting and innovative Engineer who is on the cutting edge of his profession, being both a Professional Engineer as well as a LEED® Accredited Professional. His passion for his work translates into incredible design for his clients. His broad experience includes design for HVAC and plumbing for educational facilities, office buildings, shopping centers, apartment buildings, and other commercial and institutional facilities. Brad also has experience as a Site Engineer and Sales Engineer, which provides an unique understanding for problem solving.

### NOTABLE PROFESSIONAL EXPERIENCES:

**Mechanical Engineer**  
Independence Hall HVAC

West Virginia Army National Guard (WVARNG) - Multi-Purpose Building at Camp Dawson

WVARNG Mountaineer Challenge Academy

USPS - Charleston P&DC HVAC Renovation

USPS - Clarksburg Chiller Replacement

Mt. Lebanon Municipal Building renovation (70,000 SF)

Marshall County Schools - Sherrard HVAC

Summers County Middle School HVAC

Wetzel County Schools - New Martinsville HVAC

Wood County Schools (\$63+ million renovations)

WVU Colson Hall Renovations

WVU State Fire Training Academy / Jackson's Mill

Southwest Cancer Institute Treatment Center (50,000 SF)

River Cancer Center / New Jersey

Illinois Cancer Center

Utah Cancer Center

Monroeville MRI

California University of PA (2-170 Bed Dorms). Geothermal Heating & Cooling System

Wheeling Island Fire Station



# Electrical Engineer **DARREN S. DUSKEY, PE**

## **EDUCATION:**

The Ohio State University  
B.S. Electrical Engineer - 1993

Marshall University  
Graduate courses in Engineering

## **PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:**

**Registered Professional Engineer in:**  
West Virginia  
Ohio

## **PROFESSIONAL EMPLOYMENT:**

McKinley & Associates  
Wheeling, WV (2002 to present)

Pickering Associates  
Parkersburg, WV (1997-2002)

Magnetic Specialty, Inc.  
Marietta, OH (1995-1997)

Inland Products, Inc.  
Columbus, OH (1993-1995)

## **SUMMARY OF EXPERIENCE:**

Mr. Duskey has over 10 years of experience in the industrial, commercial, institutional, and educational markets with projects ranging from State Police detachment offices, electrical design of schools, health care facilities, large and small industrial projects, and commercial properties. He has extensive knowledge and experience with the National Electrical Code, state building codes, building industry standards and practices, and has demonstrated the ability to design qualitative and economic solutions to a myriad of challenges.

## **NOTABLE PROFESSIONAL EXPERIENCES:**

### **Design Electrical Engineer:**

Wetzel County Hospital (*Addition and renovation*)

Marietta Memorial Hospital (*Addition and renovation*)

WVSP Headquarters (*Upgrade electrical service*)

WVSP detachment in Berkeley County (*Upgrade electrical service, renovations*)

Weir High School - Hancock Co. Schools (*Upgrade electrical service*)

West Virginia Northern Community College - The Education Center  
(*Upgrade electrical service, renovations*)

Chapmanville Regional High School - Logan County Schools  
(*New school service, electrical design*)

Cabela's Eastern Distribution Center [*New large (~1,000,000 SF) distribution center services, electrical design*]

West Virginia University - Colson Hall (*Upgrade electrical service, including medium voltage distribution, renovations*)

WVU Institute of Technology - Maclin Hall (*Upgrade electrical service, renovations*)

Parkersburg High School - Wood County Schools (*Upgrade electrical service, including medium voltage distribution, and renovation work*)

Parkersburg South High School - Wood county Schools (*Upgrade electrical service, renovations*)



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Green (LEED) Specialist

**MICHAEL S. BETSCH, LEED AP**



**EDUCATION:**

Drexel University (Philadelphia, PA)  
Bachelor of Architecture - 2007

Delaware Technical and Community College  
Associate, Architectural Engineering - 2000

**PROFESSIONAL AFFILIATIONS  
AND REGISTRATIONS:**

U.S. Green Building Council

LEED® Accredited Professional

**PROFESSIONAL EMPLOYMENT:**

McKinley & Associates  
Wheeling, WV (2008 to present)

Stantec Architecture  
Wilmington, DE; New York; and Vancouver  
(2007-2008)

The Breckstone Group  
Wilmington, DE (2006-2007)

Staikos Associates Architects  
Wilmington, DE (2000-2006)

**SUMMARY OF EXPERIENCE:**

Mr. Betsch's project experience includes new construction as well as renovation of existing structures. Projects types include government, liturgical, private high security, educational, office, retail, institutional, residential, and historic preservation.

Mr. Betsch has proven success working with highly intricate project delivery scenarios such as phased renovations to active mission critical command and control centers, and modernization of highly publicized actively used government historical centers such as New York City's City Hall. With over 8 years of experience Mr. Betsch has had the opportunity to work for a varied group of clients in the US, Canada, and the Middle East. These clients have included Foreign Governments, Integrated Defense Providers, State and local governments, Historic Societies, Educational Providers, Public and Private Corporations, Condo Associations, and Private Home owners. As a LEED® Accredited Professional Mr. Betsch works to bring sustainable design solutions to work for the benefit of his clients and the community.

**NOTABLE PROFESSIONAL EXPERIENCES:**

**Weir High School / Hancock County Schools in Weirton, WV**  
\$5 million architecture and HVAC project involved the construction of new Mechanical Rooms at Buildings A and F.

**Arkansas Emergency Operations Center / Little Rock, AR**  
Programming, master planning, and design development documentation for this statewide emergency operations center

**Burnaby Mountain Sports and Medicine Center / Simon Fraser University in Vancouver, British Columbia**  
Design charrette for a new facility which includes a roof top soccer field, clinics, offices, a field house, retail, grocery store, and aquatic center with an Olympic sized swimming pool

**Montgomery County Emergency Operations Center / Montgomery County, MD**  
Programming, planning, design and contract documents for a 10,500 SF multimedia operations theater for 45 responders with support spaces, media briefing, etc.

**Montgomery County Emergency Communications Center**  
Programming, master planning, design and preparation of contract documents for a 57,000 SF emergency communications facility

**New York City Hall / New York, NY**  
General restoration and architectural coordination for extensive mechanical renovations of the interior of historic landmark originally built in 1811. A feasibility study was completed to obtain a LEED certification. In addition, a high-definition scan (a laser survey technology used to create three-dimensional electronic models), multi-media, mass media, and audio/video upgrades were designed for the City Council.



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# Construction Administration

# ROBERT E. SMITH

## EDUCATION:

University of Pittsburgh  
M S. Industrial Engineering - 1989

United States Air Force Academy  
B S. Behavioral Science /  
Human Factors Engineering - 1983

## PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

### President:

Mingo Business Association (2007 to present)

### Commander:

American Legion Post 351 (2008 to present)

### Board Member:

Indian Creek School District (elected in 2009)

## PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Project Coordinator  
Wheeling, WV (2009 to present)

Jefferson County Regional Planning Commission  
Regional Planner  
Steubenville, OH (2008-2009)

Edison Local School District  
Director of Operation (1999-2008)  
Transportation Supervisor (1998-1999)  
Hammondsville, OH

## MILITARY SERVICE:

Wright Patterson Air Force Base - Dayton, OH  
Chief B-2, Block 20 Field Retrofit  
B-2 Systems Program Office (1994-1996)  
Team Leader, Process Improvement Technology  
Armstrong Laboratory (1989-1994)

Randolph Air Force Base - San Antonio, TX  
Chief, Test Construction Section  
Occupational Measurement Center (1987-1988)  
Quality Control Psychologist  
Occupational Measurement Center (1985-1987)  
Supervisor of Test Construction Team  
Occupational Measurement Center (1983-1985)

## SUMMARY OF EXPERIENCE:

Mr. Smith is a self confident, articulate and highly motivated individual with superior interpersonal and teamwork skills. He has a plethora of experience in mid to upper level personnel management, advanced information systems integration, training, acquisition, contract management, transportation and maintenance, and quality control. He has 23 years of direct supervisory experience, as well as 13 years of documented success as an Air Force Officer.

## NOTABLE PROFESSIONAL EXPERIENCES:

### Project Coordination for:

WV Army National Guard - Multipurpose Building  
Steel Valley Regional Transit Authority roof  
Tyler County Schools - Bus Maintenance Garage  
Tyler County Schools - 3 HVAC projects  
Cabela's Eastern Distribution Center  
United States Postal Service - Grafton HVAC  
Brooke County Schools - Follansbee Middle  
Hancock County Schools - Oak Glen High HVAC  
Hancock County Schools - Weir MS/HS HVAC  
Marshall County Schools - New Cameron MS/HS

### Director of Operations

Responsible for the daily transportation of all district students (over 2500) which included 29 bus routes traveling over 3500 miles per day. Also responsible for all maintenance in 7 buildings. Managed a budget of over \$1.5 million.

### Transportation Supervisor

Responsible for all transportation in the district, while also supervising 29 regular bus drivers, 10 substitutes, and 3 full-time mechanics.



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# Construction Administration

# DANA E. WOMACK, Jr.

## EDUCATION:

Marshall University  
A A S Occupational Development - 2005

## PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Project Coordinator  
Charleston, WV (2009 to present)

RBS Construction Inc.  
Project Manager  
Nitro, WV (2007-2009)

Providence Construction  
Superintendent  
Teays Valley, WV (2007)

G&G Builders  
Superintendent-in-Training (2005-2006)  
Cement Finisher (2002-2005)  
Scott Depot, WV

United Parcel Service  
Preloader  
South Charleston, WV (1999-2002)

United States Air Force  
Security Forces (Sr. Airman)  
Tinker Air Force Base, OK (1996-1999)

## SUMMARY OF EXPERIENCE:

Mr. Womack brings various knowledge to the Project Coordinator role; skills which included a cross-trained background of project management / coordination, on-site supervisor, administering contracts from start up to project close out, as well as field work as a cement finisher (work included the Western Regional Jail), preloader, and law enforcement officer. With credentials spanning across all aspects of construction, Dana has a unique ability to work with owner and contractor alike and get the project completed on time and within budget.

## NOTABLE PROFESSIONAL EXPERIENCES:

### Project Coordination for:

*West Virginia State Police Academy Renovations*  
*WVSP Logan Detachment*  
*West Virginia State Building in Logan, WV*  
*H3 LLC - New office facility building*  
*Brookview Elementary, Madison Middle, & Scott High - Boone County Schools*  
*Summers County High - Summers County Schools*

### Project Manager

Manage projects from Preconstruction meeting to project close out. Develop construction schedules, manage on-site personnel, coordinate with subcontractors and work with suppliers to ensure materials are delivered to the jobsite on time. Work closely with the architects and engineers to complete the projects on time, within budget and to the owner's satisfaction.

*Southern and Southwestern Regional Jails*  
*Montrose Elementary Elevator Addition*  
*900 Christopher Street Structural Renovations*  
*Putnam PSD New Maintenance Garage*  
*Mine Health Safety Academy Bathroom Renovations*

### Superintendent

Role during projects was on-site supervisor for all aspects of job completion. Managed job site personnel, maintained a safe work place environment, and led the team toward job completion with proper time management.

**Security Forces (Sr. Airman) - Tinker Air Force Base, OK**  
Assistant Non Commission Officer In Charge of the Security Police Armory. Security Police Officer, duties included guarding priority A, B, and C aircraft and patrolling base as law enforcement officer.



# **CONSTRUCTION MONITORING & ON-SITE REPRESENTATION**

**Observe the Construction Progress**

**Liaison between the Owner, Contractor, and Architect**

**Responsible for All Construction Meetings and Minutes**

**Monitor the Construction Schedule**

**Ensure that the Contractor is Following the Construction Documents**

**Verify Pay Application and Change Orders**

**Typically On-Site Once Every Two Weeks**

**(Provide Additional On-Site Representation if Requested)**



**MCKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

# WORK PLAN

## **PROGRAMMING**

### **100% Architectural Teams**

This is the first stage of a project, the effort here is to define the scope of work. Interviews will take place to learn what you want in the 4 Work Release/Training Centers, and to certify which buildings will be renovation and which will be new construction. This is a very important step as it sets up the remainder of the project.

## **SCHEMATIC DRAWINGS**

### **95% Architectural Teams**

### **5% Engineering Team**

This is the first time thoughts and dreams are put on paper. Armed with the programming information, our professionals start the process of rough drawings. At the end of this phase the product is a first look at what the site plan might look like, as well as a preliminary cost estimate.

## **DESIGN DEVELOPMENT DRAWINGS**

### **60% Architectural Teams**

### **40% Engineering Team**

Plans start to take shape and changes are made. This is a very exciting time in the project as you are finalizing concepts and ideas, but also a very important time as this is the last chance to easily make changes.

## **CONSTRUCTION DRAWINGS**

### **50% Architectural Teams**

### **50% Engineering Team**

Now is the time that our professionals take all of the information gained from the meetings and the design development drawings and produce the drawings and specifications for the project. The construction drawings provide the tool needed for the contractors to bid the project and information and details necessary to construct the building. Changes become difficult at this point.

## **BIDDING**

### **100% Architectural Teams**

This phase involves the actual bidding of the project. We will conduct a pre-bid meeting to handle all bidding information as well as conduct the bid opening and reporting.

## **CONSTRUCTION ADMINISTRATION**

### **20% Architectural Teams**

### **20% Engineering Team**

### **60% Robert E. Smith / Dana E. Womack, Jr.**

This phase involves the construction of the project. Our professionals now act as your agent and watch over the project. We will be on site approximately once a week and work with the contractors to make sure they are building what we designed and specified and are doing it correctly. We handle all paperwork from the contractor and provide the owner with approved pay requests. This phase is very important to ensure that you get what you are paying for.

## **SUSTAINABLE DESIGN\***

### **100% Thomas R. Worlledge / Bradley A. Crow / Christina Schessler / Michael S. Betsch**

\* Please see the Sustainable "Green" Design, LEED and Net-Zero Energy, and McKinley & Associates' Charleston Office pages.



**McKINLEY & ASSOCIATES**  
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# QUALITY CONTROL

Quality control at McKinley & Associates, Inc. is a constant process which begins with the initial project activity and continues through document submissions, construction and owner occupancy. The longevity and size of the firm and our history of success completing complex and innovative projects is founded upon our commitment to this process.

During the design phases all personnel become fully versed in the client's program, project requirements and design standards. The design team is responsible for identifying for the client any potential conflicts between program criteria and design standards and resolving those conflicts to the client's satisfaction.

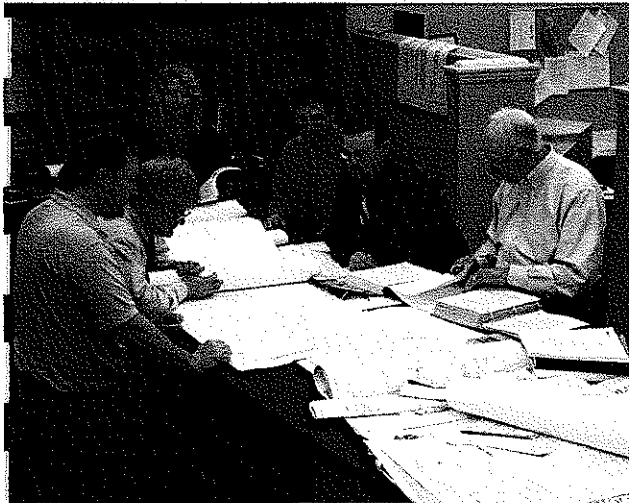
As the schematic/concept plans are developed, the Project Manager typically presents the plans for review and comments to a plan group depending on the nature of the work; e.g. engineers commenting on the engineering and architects critiquing the architecture. Once a consensus is reached, the plans advance in the process.

Prior to the completion of each phase, a set of project documents is issued to each discipline and consultant for coordination, cross-checking and review. The following items are checked at that time:

- Drawings and specifications for program compliance.
- Drawings and specifications for internal coordination.
- Cost effectiveness of the design.
- Drawing accuracy.
- Compliance with appropriate codes and client standards.

After coordination check corrections are completed, the project architect reviews the documents and compares the completed documents with check prints to verify that corrections have been made in accordance with the project design criteria. A final review is made by the principal-in-charge.

During the subsequent phases of design, all items are checked by persons other than those performing the daily design work in order to provide fresh insight. Prior to the final release of the documents, revisions are checked by the project manager and appropriately referenced on the drawings. Copies of the final documents are distributed to the client and consultants for final review and approval. Comments are incorporated into the documents prior to issuance for bidding and construction.



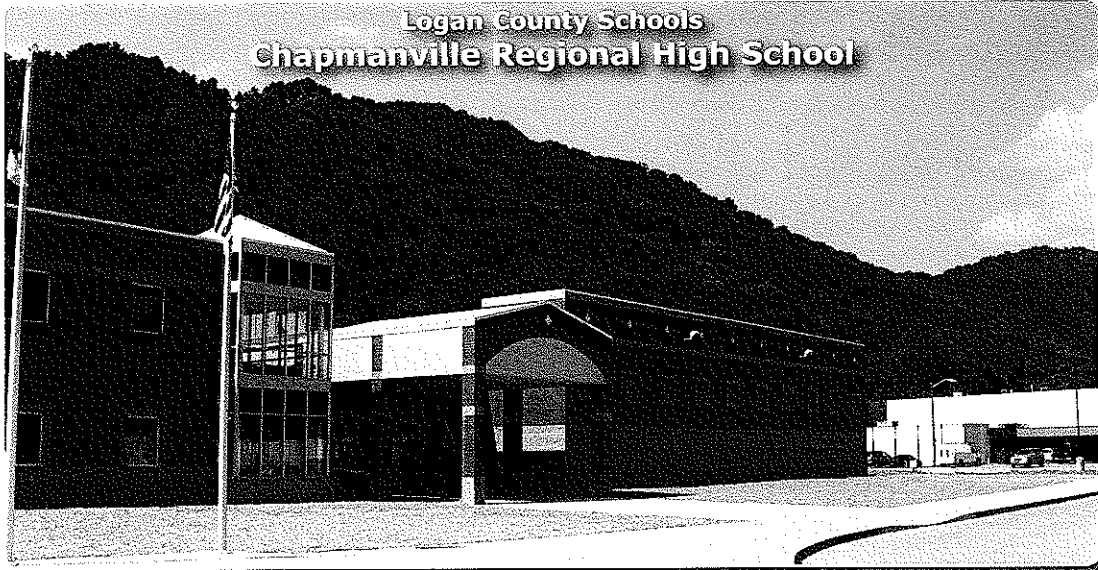
Bid documents are issued after a final check to verify that all bid packages have current revisions included and are appropriately identified. Bid sets are numbered and registered to bidders so that each bidder may be kept informed of clarifications and addenda.

During the construction, the processing of shop drawings and submittals is controlled and monitored by the project manager. The standard turnaround for the receipt, logging, review and return of submittals is 10 working days. Complicated or specialized submittals may require additional time. Urgent items can often be expedited to satisfy the construction schedule.



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# COST EFFECTIVE DESIGN



- Most Cost Effective New School Design in the Past 4 Years
- CRHS's final price ~ \$158.41/SF – source: SBAWV (includes site development, building construction, and all FF&E)
- New High School State Average in 2005 ~ \$188.26/SF
- 138,500 Square Feet
- Total Non-Owner Change Orders – 0.65%
- Official Dedication – June 1, 2007



- SBA's 2009 Limit on New Elementary School Design ~ \$217/SF
- Hilltop Elementary's final price ~ \$167/SF (includes site development, building construction, and all FF&E)
- 49,700 Square Feet
- Total Non-Owner Change Orders – 0.83%
- Construction complete with potential LEED Silver Certification



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN





State of West Virginia  
Department of Administration  
Purchasing Division  
2019 Washington Street East  
Post Office Box 50130  
Charleston, WV 25305-0130

# Request for Quotation

RFQ NUMBER

COR61447

PAGE

1

ADDRESS CORRESPONDENCE TO ATTENTION OF

JOHN ABBOTT

304-558-2544

## RFQ COPY

## TYPE NAME/ADDRESS HERE

McKinley & Associates  
The Maxwell Center / Suite 100  
32 Twentieth Street  
Wheeling, WV 26003

DIVISION OF CORRECTIONS  
VARIOUS LOCALES AS INDICATED  
BY ORDER

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS		
01/14/2010						
BID OPENING DATE: 02/02/2010		BID OPENING TIME 01:30PM				
LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		906-07		
ARCHITECT SERVICES, PROFESSIONAL						
EXPRESSION OF INTEREST						
CONTRACT TO PROVIDE ARCHITECT & ENGINEERING SERVICES FOR THE WEST VIRGINIA DIVISION OF CORRECTIONS, FOR FOUR (4) PROJECTS IN VARIOUS LOCATIONS WITHIN THE STATE, PER THE ATTACHED DOCUMENTATION.						
EXHIBIT 3						
LIFE OF CONTRACT: THIS CONTRACT BECOMES EFFECTIVE ON ..... AND EXTENDS FOR A PERIOD OF ONE (1) YEAR OR UNTIL SUCH "REASONABLE TIME" THEREAFTER AS IS NECESSARY TO OBTAIN A NEW CONTRACT OR RENEW THE ORIGINAL CONTRACT. THE "REASONABLE TIME" PERIOD SHALL NOT EXCEED TWELVE (12) MONTHS. DURING THIS "REASONABLE TIME" THE VENDOR MAY TERMINATE THIS CONTRACT FOR ANY REASON UPON GIVING THE DIRECTOR OF PURCHASING 30 DAYS WRITTEN NOTICE.						
UNLESS SPECIFIC PROVISIONS ARE STIPULATED ELSEWHERE IN THIS CONTRACT DOCUMENT, THE TERMS, CONDITIONS AND PRICING SET HEREIN ARE FIRM FOR THE LIFE OF THE CONTRACT.						
RENEWAL: THIS CONTRACT MAY BE RENEWED UPON THE MUTUAL WRITTEN CONSENT OF THE SPENDING UNIT AND VENDOR, SUBMITTED TO THE DIRECTOR OF PURCHASING THIRTY (30) DAYS PRIOR TO THE EXPIRATION DATE. SUCH RENEWAL SHALL						
SEE REVERSE SIDE FOR TERMS AND CONDITIONS						
SIGNATURE <i>[Signature]</i>		TELEPHONE (304) 233-0140		DATE 1/29/10		
TLE Dir. Business Development		FEIN 55-0696478		ADDRESS CHANGES TO BE NOTED ABOVE		

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELLED "VENDOR"



State of West Virginia  
Department of Administration  
Purchasing Division  
2019 Washington Street East  
Post Office Box 50130  
Charleston, WV 25305-0130

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JOHN ABBOTT  
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Wheeling, WV 26003

DIVISION OF CORRECTIONS  
VARIOUS LOCALES AS INDICATED  
BY ORDER

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01/14/2010						
BID OPENING DATE: 02/02/2010		BID OPENING TIME 01:30PM				
LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
<p>BE IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE ORIGINAL CONTRACT AND SHALL BE LIMITED TO TWO (2) ONE (1) YEAR PERIODS.</p> <p>CANCELLATION: THE DIRECTOR OF PURCHASING RESERVES THE RIGHT TO CANCEL THIS CONTRACT IMMEDIATELY UPON WRITTEN NOTICE TO THE VENDOR IF THE COMMODITIES AND/OR SERVICES SUPPLIED ARE OF AN INFERIOR QUALITY OR DO NOT CONFORM TO THE SPECIFICATIONS OF THE BID AND CONTRACT HEREIN.</p> <p>BANKRUPTCY: IN THE EVENT THE VENDOR/CONTRACTOR FILES FOR BANKRUPTCY PROTECTION, THE STATE MAY DEEM THE CONTRACT NULL AND VOID, AND TERMINATE SUCH CONTRACT WITHOUT FURTHER ORDER.</p> <p>THE TERMS AND CONDITIONS CONTAINED IN THIS CONTRACT SHALL SUPERSEDE ANY AND ALL SUBSEQUENT TERMS AND CONDITIONS WHICH MAY APPEAR ON ANY ATTACHED PRINTED DOCUMENTS SUCH AS PRICE LISTS, ORDER FORMS, SALES AGREEMENTS OR MAINTENANCE AGREEMENTS, INCLUDING ANY ELECTRONIC MEDIUM SUCH AS CD-ROM.</p> <p>REV. 05/26/2009</p> <p>NOTICE</p> <p>A SIGNED BID MUST BE SUBMITTED TO:</p> <p>DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION BUILDING 15 2019 WASHINGTON STREET, EAST CHARLESTON, WV 25305-0130</p>						
SEE REVERSE SIDE FOR TERMS AND CONDITIONS						
SIGNATURE <i>James H. Callahan</i>		TELEPHONE (304) 233-0140		DATE 1/29/10		
TITLE Dir. Business Development		FEIN 55-0696478		ADDRESS CHANGES TO BE NOTED ABOVE		

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia  
Department of Administration  
Purchasing Division  
2019 Washington Street East  
Post Office Box 50130  
Charleston, WV 25305-0130

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VARIOUS LOCALES AS INDICATED  
BY ORDER

DATE PRINTED	TERMS OF SALE	SHIP VIA	FOB	FREIGHT TERMS		
01/14/2010						
BID OPENING DATE: 02/02/2010		BID OPENING TIME 01:30PM				
LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
THE BID SHOULD CONTAIN THIS INFORMATION ON THE FACE OF THE ENVELOPE OR THE BID MAY NOT BE CONSIDERED:						
SEALED BID						
BUYER:		JOHN ABBOTT (32)-----				
RFQ. NO.:		COR61447-----				
BID OPENING DATE:		2/2/2010-----				
BID OPENING TIME:		1:30 PM-----				
PLEASE PROVIDE A FAX NUMBER IN CASE IT IS NECESSARY TO CONTACT YOU REGARDING YOUR BID:						
		(304) 233-4613-----				
CONTACT PERSON (PLEASE PRINT CLEARLY):						
		Ernest Dellatorre-----				
***** THIS IS THE END OF RFQ COR61447 ***** TOTAL: _____						
SEE REVERSE SIDE FOR TERMS AND CONDITIONS						
SIGNATURE <i>Ernest Dellatorre</i>		TELEPHONE (304) 233-0140		DATE 1/29/10		
TITLE Dir. Business Development		FEIN 55-0696478		ADDRESS CHANGES TO BE NOTED ABOVE		

WHEN RESPONDING TO RFQ. INSERT NAME AND ADDRESS IN SPACE ABOVE LABELLED 'VENDOR'

STATE OF WEST VIRGINIA  
Purchasing Division**PURCHASING AFFIDAVIT**

**West Virginia Code §5A-3-10a states:** No contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and the debt owed is an amount greater than one thousand dollars in the aggregate.

**DEFINITIONS:**

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Debtor" means any individual, corporation, partnership, association, limited liability company or any other form or business association owing a debt to the state or any of its political subdivisions. "Political subdivision" means any county commission; municipality; county board of education; any instrumentality established by a county or municipality; any separate corporation or instrumentality established by one or more counties or municipalities, as permitted by law; or any public body charged by law with the performance of a government function or whose jurisdiction is coextensive with one or more counties or municipalities. "Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

**EXCEPTION:** The prohibition of this section does not apply where a vendor has contested any tax administered pursuant to chapter eleven of this code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

Under penalty of law for false swearing (**West Virginia Code §61-5-3**), it is hereby certified that the vendor affirms and acknowledges the information in this affidavit and is in compliance with the requirements as stated.

**WITNESS THE FOLLOWING SIGNATURE**Vendor's Name: McKinley & AssociatesAuthorized Signature: *[Signature]* Date: 1/29/10State of West VirginiaCounty of Ohio, to-wit:Taken, subscribed, and sworn to before me this 15<sup>th</sup> day of February, 2010My Commission expires April 8, 2018, 20  **AFFIX SEAL HERE**NOTARY PUBLIC *Amy J. Sipos*